

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD20-22

APPLICANT:

Delta Alpha Housing Corporation

DATE:

October 8, 2020

LOCATION:

1320 College Avenue

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Fraternity House

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a Fraternity House. This property is currently zoned R-3, Multi-Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2020 from 5:00 p.m. until 5:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on October 22nd and we will send you the link to access the meeting.

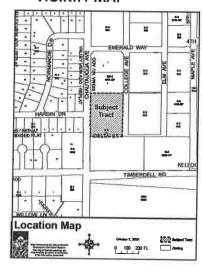
This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2020 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Michael Johnston, (405) 443-6203 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 20-22

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER	ADDRESS	ADDRESS			
Delta Alpha Housing Corporation	6021 Melrose Lane				
	Oklahoma City, OK 73127				
EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTAC				
Maid and District					
mjohnston@gobaker.com	BEST TIME TO CALL: 9am to 5pm	140-0200			
	gain to opin				
Concurrent Planning Commission review requested and app	plication submitted with this application.				
A proposal for development on a parcel of land, generally l	ocated				
Part of the Northeast Quarter of Section Six (6), Township Eigh County, Oklahoma.		leridian, Cleveland			
Beginning at a Point 293.50 Feet North and 25.00 Feet East of Thence North 370.00 Feet; Thence East 277.50 Feet; Thence South 370.00 Feet; Thence West 277.50 Feet to the Beint of Blace of Beginning.	the Southwest Corner of said Northeast Quarte	r;			
Thence West 277.50 Feet to the Point of Place of Beginning and containing approximately 2.36 Acres					
and containing approximately 2.30 ACres acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months. The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use): New Fraternity House - 2.36 Acres					
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This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning			
2025 Plan Amendment Growth Boundary	Deed or Legal Description	Requested:			
☐ Land Use	Radius Map				
☐ Transportation	☐ Certified Ownership List	Received on:			
Rezoning to District(s)	Written description of project	10/5/2000			
Special Use for Fraternity Sorority House	Preliminary Development Map	at 1:00 a m/n m			
Preliminary Plat (Plat Name)	☐ Greenbelt Enhancement Statement	The state of the s			
Norman Rural Certificate of Survey (COS)	Filing fee of \$125,00	by_ml			
Commercial Communication Tower	Current Zoning: R-3, Multi-family	-			
	Current Plan Designation:				



DELTA TAU DELTA: PROJECT DESCRIPTION

PROGRAM REVIEW

As a result of a house fire, which destroyed the Delta Tau Delta house at the University of Oklahoma in April of 2020, there is a need for a new house to be built in it's place. The two story, 21,130 square foot building will be located on the East side of the existing site and will consist of a grand entry way opening up to a double height meeting space. Other functions include a kitchen, dining hall, study space, and 35 shared resident rooms. A 4,520 square foot bid alternate is located on the west side of the existing site and will include a large chapter room and single user resident rooms dedicated for upper classmen. The courtyard space will contain a full basketball court, artificial turf yard, gas powered fire pit, outdoor cooking area, and a grand stairway to the second floor clubhouse.

EXTERIOR ASTHETICS

The new building is 46'-6" tall, which is more impressive in stature when compared to the original Delta house and will compliment the surrounding fraternity houses, which are 3 stories tall. The building will have a high roof line with steep roofs and ample glazing for views into the courtyard. The public facing glazing is translucent, allowing ample light into the building while maintaining privacy for fraternity house functions. The style will be traditional with a slight modern aesthetic. The design will also include the thoughtful placement of the delta triangle throughout the building.

INTERIOR DESIGN

The Design of the new Delta Tau Delta House will provide a cohesive design aesthetic that is warm and inviting while also being durable. A traditional overall design pays respect to the past with updated materials and design features that speak to a more modern future. A massive two way fireplace greets you upon entering the building and provides a boundary between the dining and entry. Multiple places to study and play are provided throughout the building including areas for gaming, pool and ping pong.

SITE DESCRIPTION

The site is located on the west side of College Avenue, adjacent to the north side of Delta Street and east side of Chautauqua Avenue approximately a half mile south of W. Lindsey Street, Norman, Oklahoma.

UTILITIES

Electrical service is available in Chautauqua Avenue to the west of the site. A new 6" water line extension will be provided off of the existing line to the north on College Ave. New Gas service will be extended from the ONG gas line to the east of the site, parallel College Avenue. Sanitary sewer services will tap to the existing sanitary sewer mains to the east and the south.

ACCESS

There will be 3 driveway entrances to the site, one off of Chautauqua Ave. and two off of College Ave. A new 5' sidewalk will be extended from the north along Chautauqua Ave. and provide access to the south across

Delta St. A new 5' sidewalk will be extended along College Ave. as well along the east side of the property. New sidewalks will meet ADA and the City of Norman requirements.

SITE IMPROVEMENTS

A new masonry wall will be located along the west side to screen the parking area from the new parking lot to the R-1 lots across Chautauqua Ave. New site features in the interior courtyard include a basketball court, a turf football field and putting green. Stormwater runoff from the site and the interior courtyard area will be conveyed to the south towards Delta St. The new structure will be located in the center of the site with new parking areas located on the north, east and west of the structure.

